

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Hearings: Infill Compatibility Standards

1. AN ORDINANCE CONCERNING PARKING REQUIREMENTS FOR MULTI-FAMILY HOUSING; AMENDING THE WEST UNIVERSITY REFINEMENT PLAN; AND AMENDING THE EUGENE CODE.
2. AN ORDINANCE CONCERNING BUILDING HEIGHT IN THE UNIVERSITY AREA AND AMENDING THE EUGENE CODE.
3. AN ORDINANCE ESTABLISHING THE JEFFERSON-WESTSIDE SPECIAL AREA ZONE (S-JW); APPLYING THAT ZONE TO SPECIFIC PROPERTIES; AMENDING THE JEFFERSON-FAR WEST REFINEMENT PLAN; AMENDING THE WESTSIDE NEIGHBORHOOD PLAN; AND AMENDING THE EUGENE CODE.

Meeting Date: November 16, 2009
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Terri Harding
Contact Telephone Number: 541/682-5635

ISSUE STATEMENT

The City Council will hold public hearings to consider the first round of amendments to the Eugene Land Use Code (Chapter 9) recommended by the Infill Compatibility Standards (ICS) Task Team.

BACKGROUND

In response to City Council direction to address residential infill compatibility, a Task Team of neighborhood representatives and professional developers, designers, and housing advocates was created and met monthly from November 2007 to September 2009. As a result of their almost two years of research, public outreach, proposal development and refinement, the Task Team passed 17 recommendations.

In August 2009, the Planning Commission directed three proposals to proceed to the public hearing phase: Parking Strategies, Building Height, and Special Area Zone – Jefferson Westside. These proposals constitute the first round of forwarded recommendations. Additional recommendations will be forwarded to council in the spring of 2010.

The Planning Commission held well-attended public hearings on October 20th, and deliberated on the proposals on October 26th. The Planning Commission recommended approval of all three ordinances, as follows:

- Building Height Alternate B, as presented;
- Special Area Zone – Jefferson Westside, as presented;
- Parking Strategies, with minor revisions related to tandem parking and definition of bedroom. The Planning Commission also requested a car-sharing credit option, which would allow multiple-family developments near the University of Oregon requiring at least 15 parking spaces to reduce their

required parking by three spaces if a professionally managed shared car is provided.

A summary of the three proposals is included as Attachment A. Draft ordinances reflecting the Planning Commission's recommendations are attached as Attachments B, C and D. Attachment E contains the Planning Commission's requested car-sharing credit option for the Parking Ordinance. Draft minutes from the Planning Commission's October 20, 2009 public hearing and October 26, 2009 meeting are provided as Attachments F and G. Testimony received through November 6 is found in Attachment H.

Next Steps

City Council is scheduled to take action on the proposed ordinances at a work session on December 14, 2009. This timing is consistent with a motion passed by council on October 12th, while considering the Minor Code Amendment Remand Ordinances, which directed staff to bring the ICS Parking Strategies recommendations for final council action by December 14, 2009. Background material on the key elements of the ordinances, as well as evidence and testimony provided to the Planning Commission will be available for review in the City Council office.

RELATED CITY POLICIES

The City Council has included Infill Compatibility Standards as a priority item on the Planning Division Work Program.

COUNCIL OPTIONS

No formal action is required at this time.

CITY MANAGER'S RECOMMENDATION

These items are scheduled for public hearings only. No action is required at this time.

SUGGESTED MOTION

No motion is proposed as no action is required at this time.

ATTACHMENTS

- A. Summary of Round One ICS Planning Commission Recommendations
- B. Draft Ordinance and Findings – Parking Strategies
- C. Draft Ordinance and Findings – Building Height
- D. Draft Ordinance and Findings – S-JW
- E. Planning Commission Requested Car-Sharing Option for Parking Strategies Ordinance
- F. Draft Planning Commission Public Hearing Minutes from October 20, 2009
- G. Draft Planning Commission Meeting Minutes from October 26, 2009
- H. Public Testimony Received by November 6, 2009

FOR MORE INFORMATION

Staff Contact: Terri Harding
Telephone: 541/682-5635
Staff E-Mail: terri.l.harding@ci.eugene.or.us
Project Website: www.eugene-or.gov/infill